

Actual Subject Property



**OFFERED  
FOR SALE**

**\$1,778,000 | 6.75% CAP**

**216 HUFFMAN MILL ROAD  
BURLINGTON, NC**

 **Atlantic**  
CAPITAL PARTNERS™



## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Caribou Coffee in Burlington, NC. The Premises is leased to Caribou for a 11 year initial term. The Asset is Caribou's new "Cabin Coffee" drive thru and walk up only concept that maximizes operational efficiency. Well positioned on a major roadway, the site enjoys close proximity to a major interstate, I-40.



**11-YR  
LEASE**



**MAIN RETAIL  
CORRIDOR**



**IN HIGH  
GROWTH MARKET**

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-6	\$120,000
Rent Escalation	7-11	\$132,000
1st Option Term	12-16	\$145,200
2nd Option Term	17-21	\$159,720
3rd Option Term	22-26	\$175,692

<b>NOI</b>	<b>\$120,000</b>
<b>CAP</b>	<b>6.75%</b>
<b>PRICE</b>	<b>\$1,778,000</b>

## ASSET SNAPSHOT

Tenant Name	Caribou Coffee
Address	216 Huffman Mill Road, Burlington, NC 27215
Building Size (GLA)	1,551 SF
Land Size	0.35 Acres
Year Built/Renovated	2003/2024
Signator/Guarantor	Caribou Coffee (Corporate)
Rent Type	NN
Landlord Responsibilities	Roof, Structure, and Parking Lot Replacement
Rent Commencement Date	7/1/2025
Lease Expiration Date	6/30/2036
Remaining Term	11 Years
Rent Escalations	10% Every 5 Years and in Option Periods
Current Annual Rent	\$120,000

## REPRESENTATIVE PHOTO



**99,589** PEOPLE  
IN 5 MILE RADIUS



**\$91,145** AHHI  
IN 3 MILE RADIUS



**25,500** VPD  
ON HUFFMAN MILL RD





## ATTRACTIVE LEASE FUNDAMENTALS

11 year lease provides next owner with stable cash flow for the next decade | 10% rental increases in primary term and in option periods | Three (3) five (5) year option periods



## NAME BRAND TENANT

Caribou Coffee has over 700 locations worldwide | Caribou Coffee is a subsidiary of Panera Brands (parent company of Panera Bread and Einstein Bagels)



## ADJACENT TO MAJOR LOGISTICS AND COMMUTER INTERSTATE

This 30 mile stretch of interstate is the only time that I-85 and I-40 merge into a single route | Interstate 40/85 has over 126K vehicles per day | Both interstates are considered one of the busiest trucking routes in the nation



## POSITIONED IN A DENSE RETAIL NODE

Over 2.6M SF of retail space located within a 1-mile radius of the site | Nearby National Retail Tenants Include: Lowe's Home Improvement, Walmart Supercenter, Publix Supermarket, Academy Sports + Outdoors, Hobby Lobby and more



## ACROSS THE STREET FROM TOP PERFORMING REGIONAL MALL

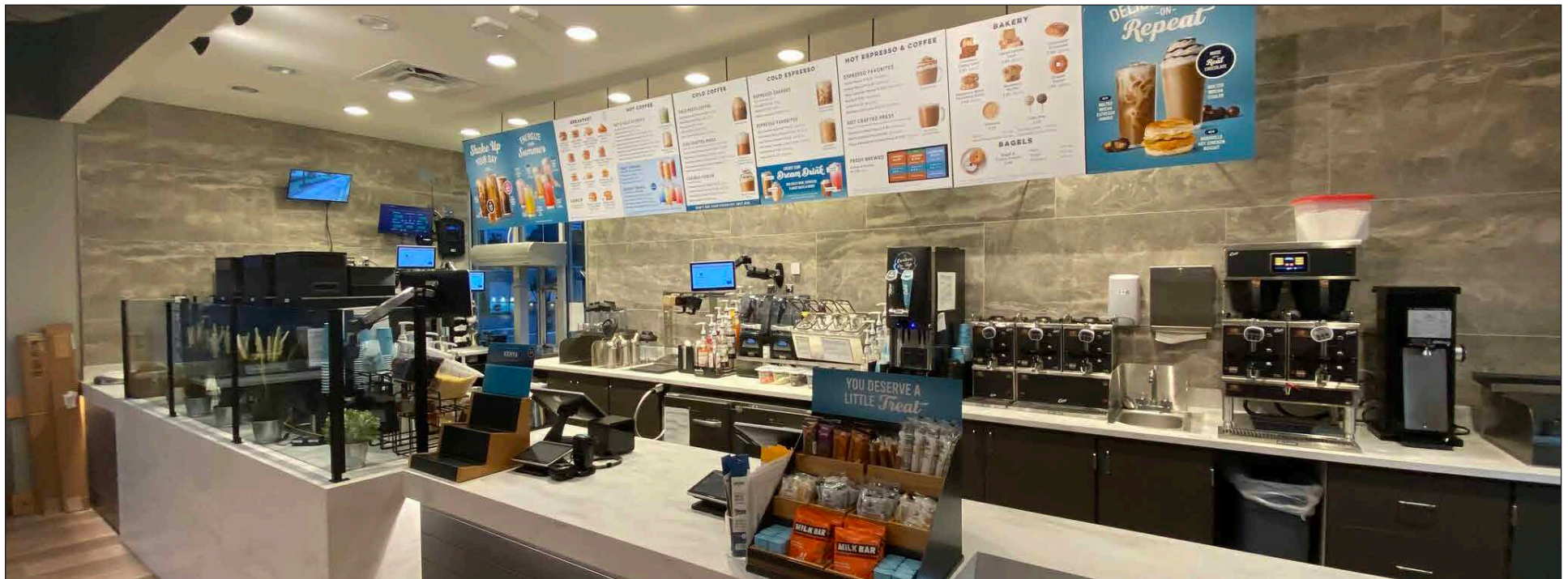
Located across the street from Holly Mill Mall, a 385K SF Regional Mall | Anchored By Dunham's Sports and Publix, the Mall hosts over 3.7M visitors annually (Placer.ai), ranking it in the top 87th percentile of all regional malls in the state and 72nd percentile in the country



## CLOSE PROXIMITY TO ELON UNIVERSITY

Located just 2.5 miles from the center of Elon Universities campus | Elon University has over 7,200 students and more than 500 full-time faculty members | Elon generates an annual economic impact of \$696 million dollars supporting over 7,400 jobs













S Church St (27,500 VPD)

S Mebane St (13,000 VPD)

Huffman Mill Rd (25,500 VPD)







belk JCPenney Dillard's  
BARNES & NOBLE HOBBY LOBBY

TARGET TJ-maxx Ashley  
BEST BUY PET SMART ULTA  
ROSS DRESS FOR LESS

BJ's DICK'S five  
SPORTING GOODS BELOW  
KOHL'S

McDonald's Arby's mellow  
BOJANGLES MUSHROOM  
chick-fil'd

Applebee's golden  
Chick-fil'd CORRAL  
ZAXBY'S

Walmart Tractor  
Supercenter SUPPLY CO.

WING STOP KFC  
CHIPOTLE

Panera  
BREAD

planet fitness Burlington  
Academy  
SPORTS+OUTDOORS

DQ

FIRST HORIZON

STARBUCKS

Dunham's  
SPORTS

Andy's  
Frozen Custard

COOK-OUT

VALERO



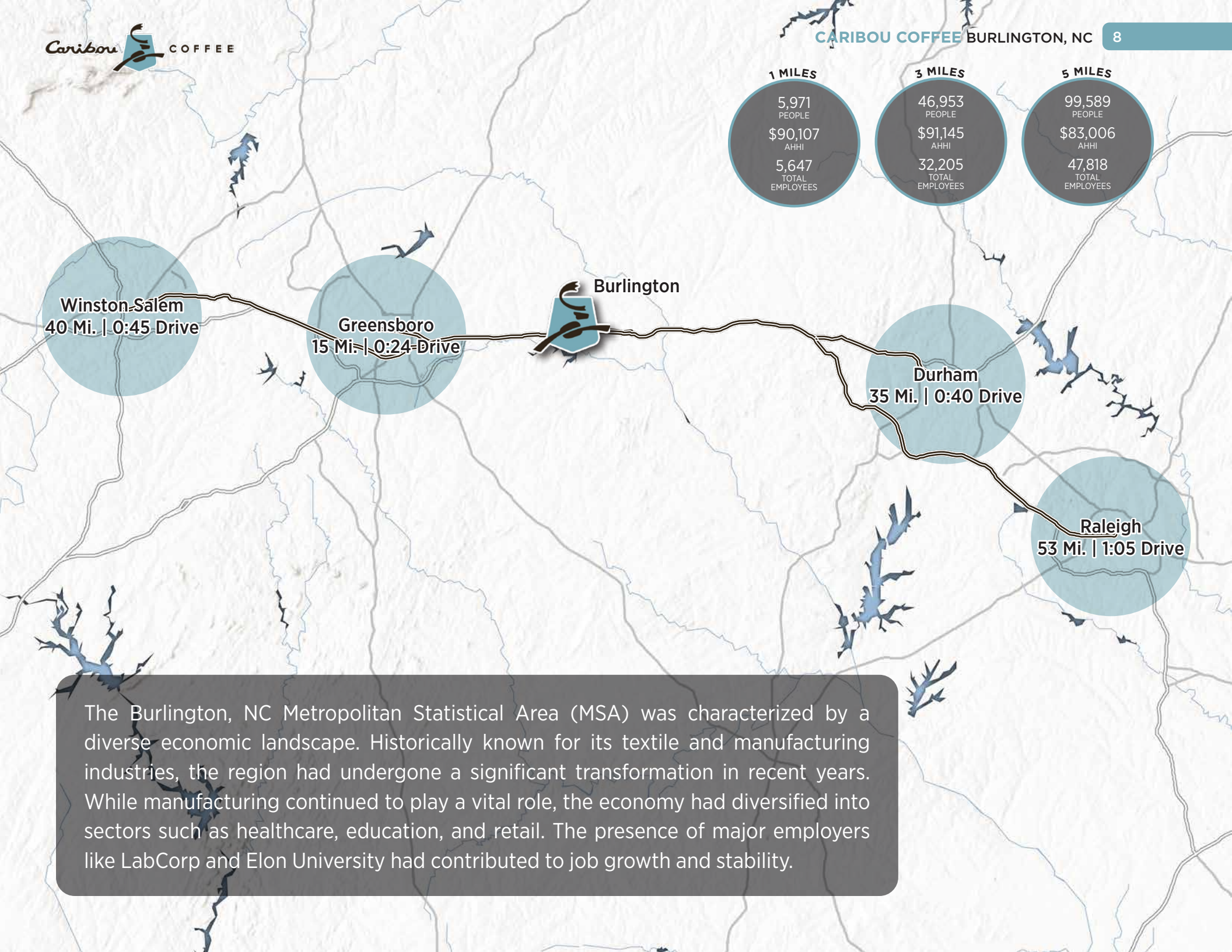
FIVE GUYS

MATTRESS  
FIRM

POPEYES  
LOUISIANA KITCHEN

Huffman Mill Rd (25,500 VPD)





The Burlington, NC Metropolitan Statistical Area (MSA) was characterized by a diverse economic landscape. Historically known for its textile and manufacturing industries, the region had undergone a significant transformation in recent years. While manufacturing continued to play a vital role, the economy had diversified into sectors such as healthcare, education, and retail. The presence of major employers like LabCorp and Elon University had contributed to job growth and stability.



Founded in 1992, Caribou Coffee is the second largest company-operated premium coffeehouse in the United States with nearly 400 company-owned locations nationwide. Caribou Coffee also has over 120 domestic license locations in 22 states, and over 200 international franchise stores in 11 countries. Caribou Coffee provides high quality, handcrafted beverages and food options to fuel life's adventures, both big and small. Known for a commitment to sustainability, the Company was the first major U.S. coffeehouse to serve 100% Rainforest Alliance Certified™ coffees and espresso. Caribou Coffee products can also be found in grocery stores, mass retailers, club stores, food service providers, hotels, entertainment venues and online.

In the fall of 2021, Caribou Coffee merged with Panera Bread and Einstein Bagels to form Panera Brands. Panera Brands consist of 4,000 units in total and over a 100,000+ employees globally. The business boasts over 700 owned and franchised locations in 23 states, Washington, D.C., and 12 countries. Its beans sell in grocery stores in all 50 states, and the retail chain has bragging rights as the No. 1 coffee shop in Kuwait.

## CARIBOU COFFEE QUICK FACTS

Founded	1992
Ownership	Private
# of Locations	600
Headquarters	Brooklyn Center, MN
Guaranty	Corporate



# OFFERED FOR SALE

\$1,778,000 | 6.75% CAP



216 HUFFMAN MILL ROAD  
BURLINGTON, NC

Exclusively Offered By



## PRIMARY DEAL CONTACTS

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